



3475 SUNSET BLVD

ROCKLIN, CA 95677

CHANDLER EDEN

530.788.3466

ceden@abornpowers.com

CalDRE #02081848

OFFICE BUILDING FOR LEASE

3475 SUNSET BLVD



OFFERING SUMMARY

Lease Rate:	\$1.50 SF/month (NNN)
Building Size:	2,140 SF
Available SF:	2,140 SF
Lot Size:	0.48 Acres
Market:	Sacramento
Submarket:	Roseville/Rocklin

PROPERTY OVERVIEW

+/- 2,140 SF on Sunset Blvd

PROPERTY HIGHLIGHTS

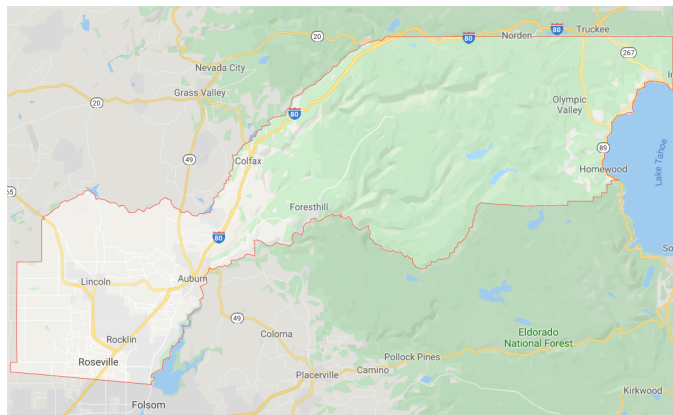
- Located on high-traffic Sunset Blvd which is one of the main routes through Rocklin.
- Easy Access to the I-80 Freeway.
- Excellent Signage Exposure.
- Exclusive Parking Lot.

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PLACER COUNTY OVERVIEW

ECONOMY

- Placer County covers a wide area of Northern California, so there is a lot of job diversity. Jobs are spread between the government, business, education, health, construction, and trade sectors.
- California continues to be the largest economy in the United States, and top 5 in the world. From 2017 to 2018, we saw a 6.3% increase in California's GDP, which was supported by the various industries around the state.



EMPLOYERS

Alpine Meadows Ski Resort

Composite Engineering, Inc.

Costco Wholesale

Hewlett-Packard

Kaiser Permanente

Ritz-Carlton

Sutter Health

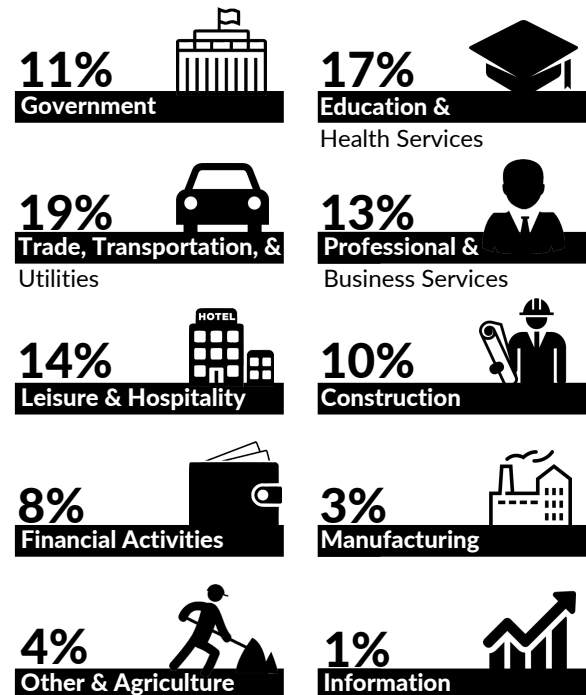
Thunder Valley Casino

Union Pacific Railroad Co.

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2018 EMPLOYMENT DISTRIBUTION



TOTAL EMPLOYMENT

- Placer County experienced a 4.5% increase in employment from 2017 to 2018, which was higher than the national average of 1.6% employment increase.
- Quarter 2 of 2019 ended with a 2.8% increase, and if this continues, we could expect a gain of over 9,000 workers for all of 2019.

PLACER COUNTY OVERVIEW



DEMOGRAPHICS

- Placer County had a population of 393,149 people in 2018, which was nearly a 2% increase from 2017. If it continues at this rate we could expect a gain of over 30,000 people in the next 5 years.
- Over 37% of people over 25 years old in Placer County have attained a bachelor's degree or higher.
- The median household income in Placer County continues to be one of the highest in the state coming in at \$80,488 in 2017.

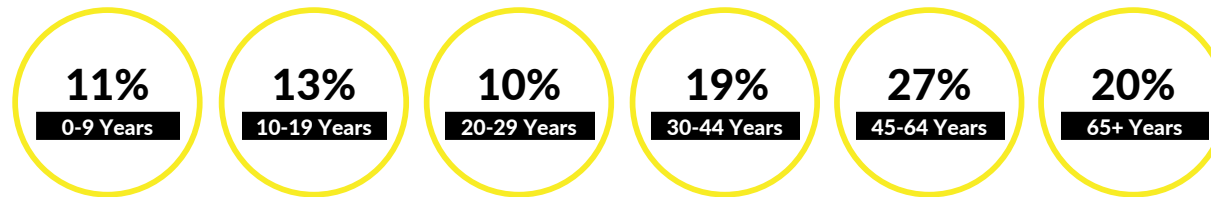
2018
Population
393K

2018
Households
139K

2018
Median Age
42.1

2017 Median
Household Income
\$80,488

POPULATION BY AGE



QUALITY OF LIFE

Placer County is a large county that stretches from the Sacramento area to North Lake Tahoe at the Nevada border. This county has Roseville on one end and Tahoe on the other with Interstate 80 connecting the two. Placer county is very centrally located, and is only a short drive from various activities. Whether you are going to a NBA game with the Sacramento Kings, wine tasting in Amador or Napa Counties, or trying a winter sport in the Sierra Nevada Mountains, Placer County is the place to be. Sierra College is located in the Roseville area, but other colleges such as Sacramento State and the University of California Davis are extremely close. This area is also home to many small towns such as Newcastle, which is famous for their mandarin oranges. There are tons of hidden gems in Placer County, so you will never run out of things to do and new places to explore.

Sources: Bureau of Labor Statistics; Bureau of Economic Analysis; United States Census Bureau; Employment Development Department

SPORTS



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EDUCATION



ENTERTAINMENT



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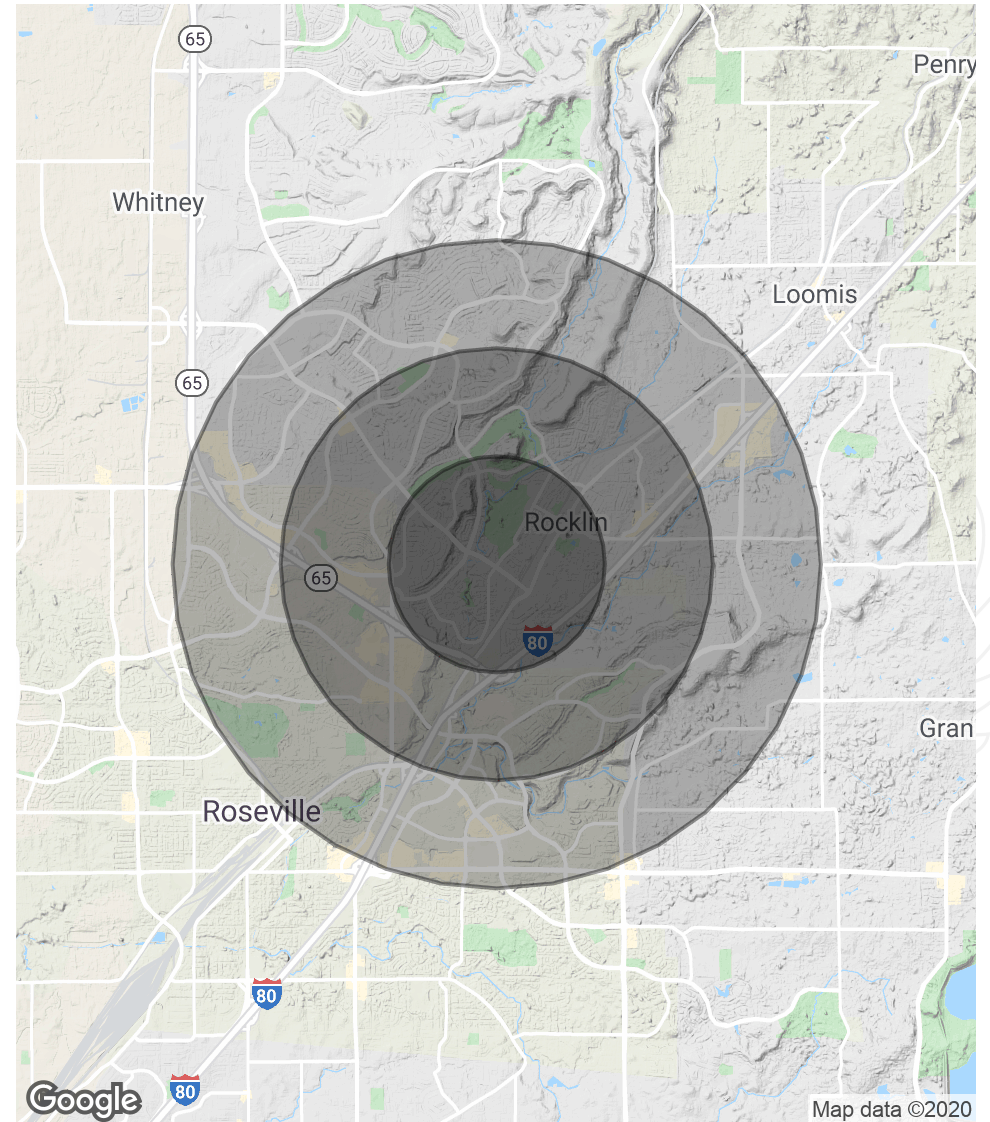
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	13,119	46,263	91,172
Average age	39.2	38.9	38.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	5,412	18,057	34,280
# of persons per HH	2.4	2.5	2.6
Average HH income	\$84,339	\$109,484	\$119,192
Average house value	\$350,199	\$467,070	\$480,575

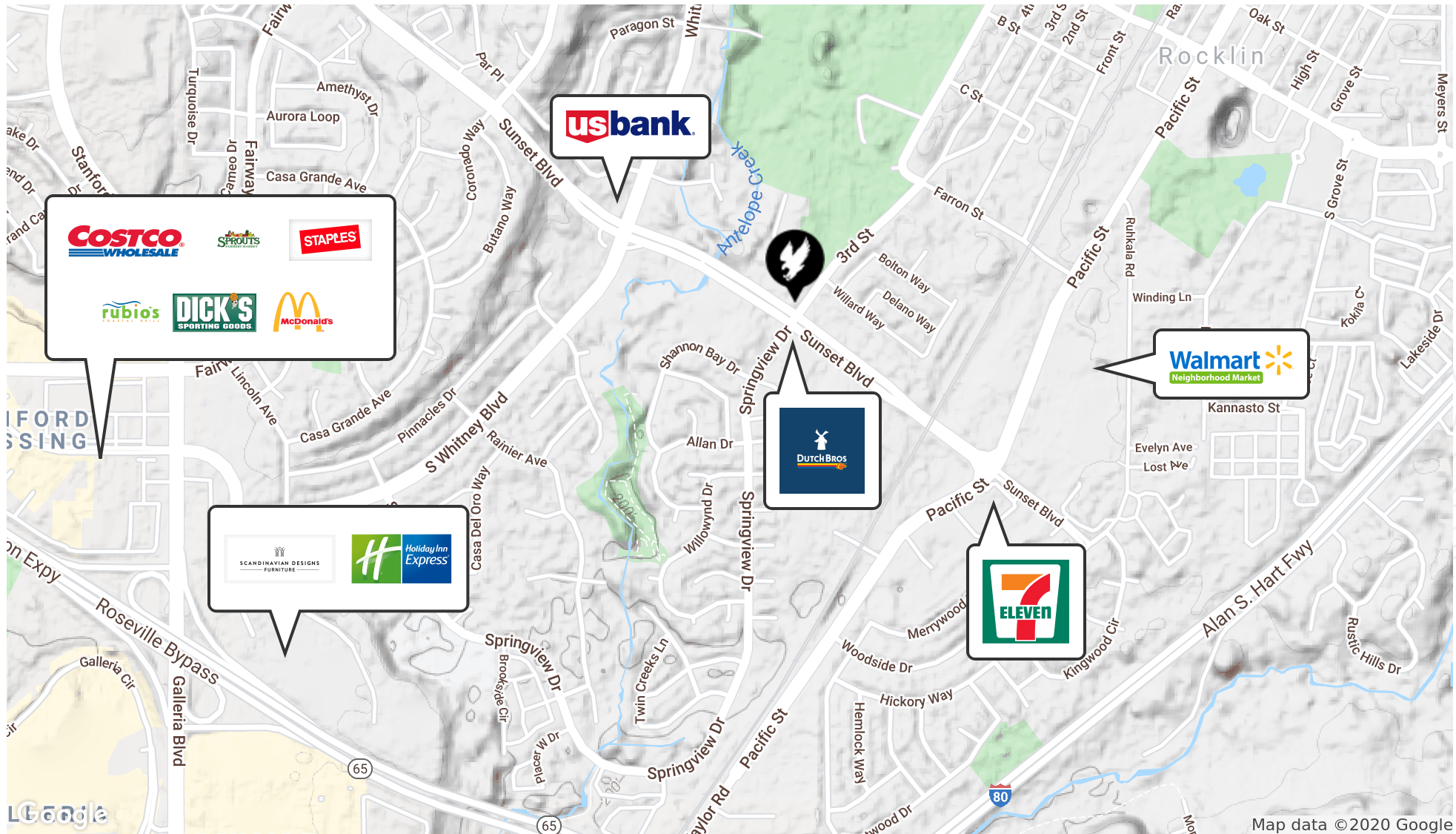
** Demographic data derived from 2020 Costar Data*



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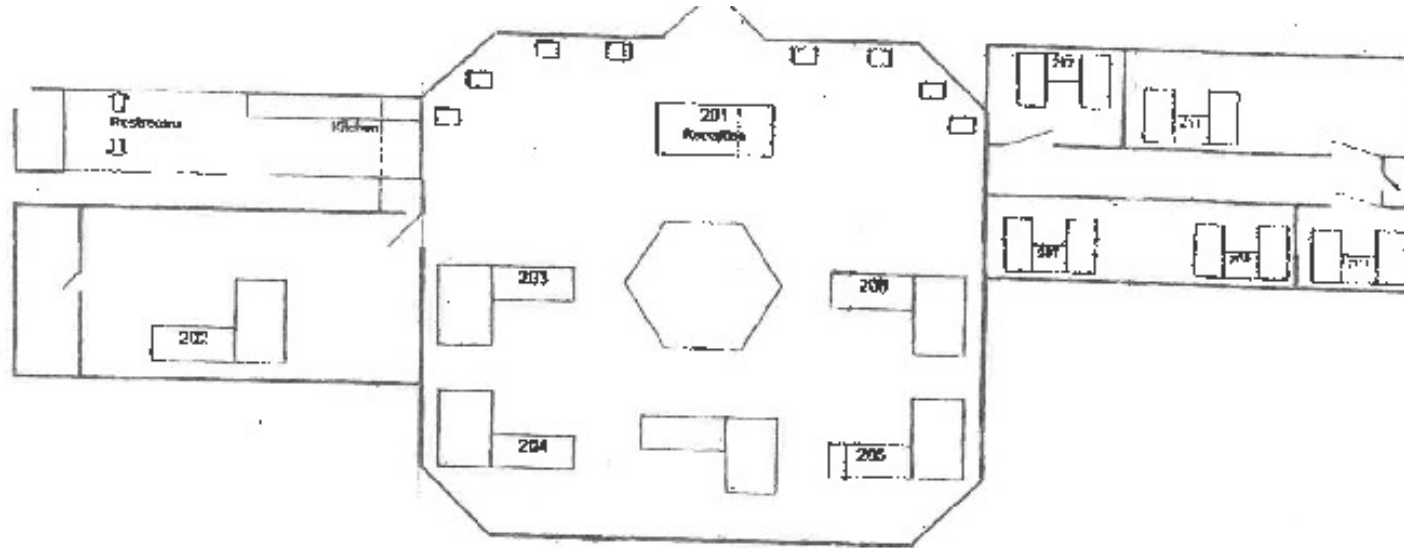
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